

**OFFICE OF THE CITY MANAGER  
LITTLE ROCK, ARKANSAS**

**BOARD OF DIRECTORS COMMUNICATION  
OCTOBER 5, 2021 AGENDA**

<b>Subject</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance repealing Ordinance No. 18,593, revoking a Planned Residential District titled Presbyterian Village Long-Form PRD and reclassifying property, located at 810 Brookside Drive (Z-7091).</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p>√ <b>Ordinance</b> Resolution</p>	<p>Bruce T. Moore City Manager</p>

<p style="text-align: center;"><b>SYNOPSIS</b></p> <p style="text-align: center;"><b>FISCAL IMPACT</b></p> <p style="text-align: center;"><b>RECOMMENDATION</b></p> <p style="text-align: center;"><b>BACKGROUND</b></p>	<p>The property owner is requesting that the PRD, Planned Residential District, zoning for the property located at 810 Brookside Drive be revoked and the previous R-2, Single-Family District, and O-3, General Office District, Zonings be restored.</p> <p>None.</p> <p>Staff recommends approval of the PRD Revocation. The Planning Commission voted to recommend approval by a vote of 9 ayes, 0 nays, 1 absent and 1 open position.</p> <p>On October 4, 2001, the Planning Commission approved a rezoning of this 11.67-acre property from R-2, Single-Family District, and O-3, General Office District, to PRD, Planned Residential District. The PRD zoning was approved by the Board of Directors on November 20, 2001 (Ordinance No. 18,593). The PRD was approved to allow an independent living apartment facility including a 210,000 square-foot four (4)-story building with 190 parking spaces. The building was to contain 126 apartment units. The plan also included fifteen (15) independent living villas along the east portion of the overall property. This PRD project was never developed.</p>
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**BACKGROUND  
CONTINUED**

The property owner does not wish to pursue the previously-approved PRD development, and is requesting that the PRD zoning be revoked and the property be restored to its original R-2 and O-3 zoning.

Approximately ten (10) acres of the property was previously zoned R-2 and approximately 1.67 acres was zoned O-3 (south portion). The applicant is proposing a single-family residential preliminary plat for the property, which was approved by the Planning Commission on September 9, 2021.

The Planning Commission reviewed this request at September 9 2021, meeting and there were no objectors present. All owners of property located within 200 feet of the site, as well as all neighborhood associations registered with the City of Little Rock, were notified of the public hearing. Please see the attached Planning Commission Minute Record for the complete staff analysis.